



Designed and extended with contemporary flair, this beautiful Victorian terraced house has a generous floor area in excess of 2000 SQ.FT. arranged over three floors, including a master suite, an extended kitchen family room and a landscaped south-facing garden. It's superbly situated a quarter mile from Clapham Junction, in the regular catchment of Belleville School and directly off Northcote Road.

The house is immaculately presented inside and out, with the exterior brickwork, front garden and path beautifully restored. Inside, the blend of Victorian features combined with contemporary touches has resulted in a stylish overall feel. The reception rooms have high ornate ceilings, beautiful wooden floors and sleek modern storage, whilst the extended kitchen has a generous dining area for the family, minimalist modern units, tiled floor and bi-fold doors to the sunny garden. The garden is ideal for entertaining and enjoying the sunny days with a lovely south-facing aspect and a beautiful landscaped design including built-in seating, large planters and a white surrounding wall. There is a handy ground floor WC and a cellar which incorporates a useful utility space and ample storage areas

The upstairs layout is unusually spacious courtesy of a much larger-than-average loft conversion which houses a superb master suite with good wardrobes and a lovely bathroom. The first floor therefore encompasses three double bedrooms and an excellent family bathroom with bath and large walk-in shower. The second floor has an additional double bedroom to the rear with en-suite bathroom, ideal for guests. All bathrooms are tastefully finished in contemporary style

The property is located in an ideal spot Between the Commons close to the open spaces of Clapham Common and directly off the bustling Northcote Road with its many bars, shops and restaurants. Along with that excellent schools, both in state and private sectors are close by, this property falling regularly inside Belleville School's catchment. The location offers exceptional transportation links, with Clapham Junction station about a quarter mile away with regular trains to The City, West End and all sides of London plus regular buses and Santander bikes.



Shelgate Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Double Reception Room
- Extended Kitchen / Dining Room
- South-Facing Garden
- Cellar/Utility Room
- 5 Bedrooms (Total)
- 3 Bathrooms (2 E/S)
- Master Bedroom Suite
- Downstairs WC
- Guest En-Suite
- 2010 SQ.FT / 186.7 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Average running costs	Very environmentally friendly - lower CO ₂ emissions	Average CO ₂ emissions
A (92 to 100)	81	A (92 to 100)	79
B (81 to 91)		B (81 to 91)	
C (69 to 80)		C (69 to 80)	
D (55 to 68)	57	D (55 to 68)	52
E (39 to 54)		E (39 to 54)	
F (13 to 38)		F (13 to 38)	
G (1 to 12)		G (1 to 38)	

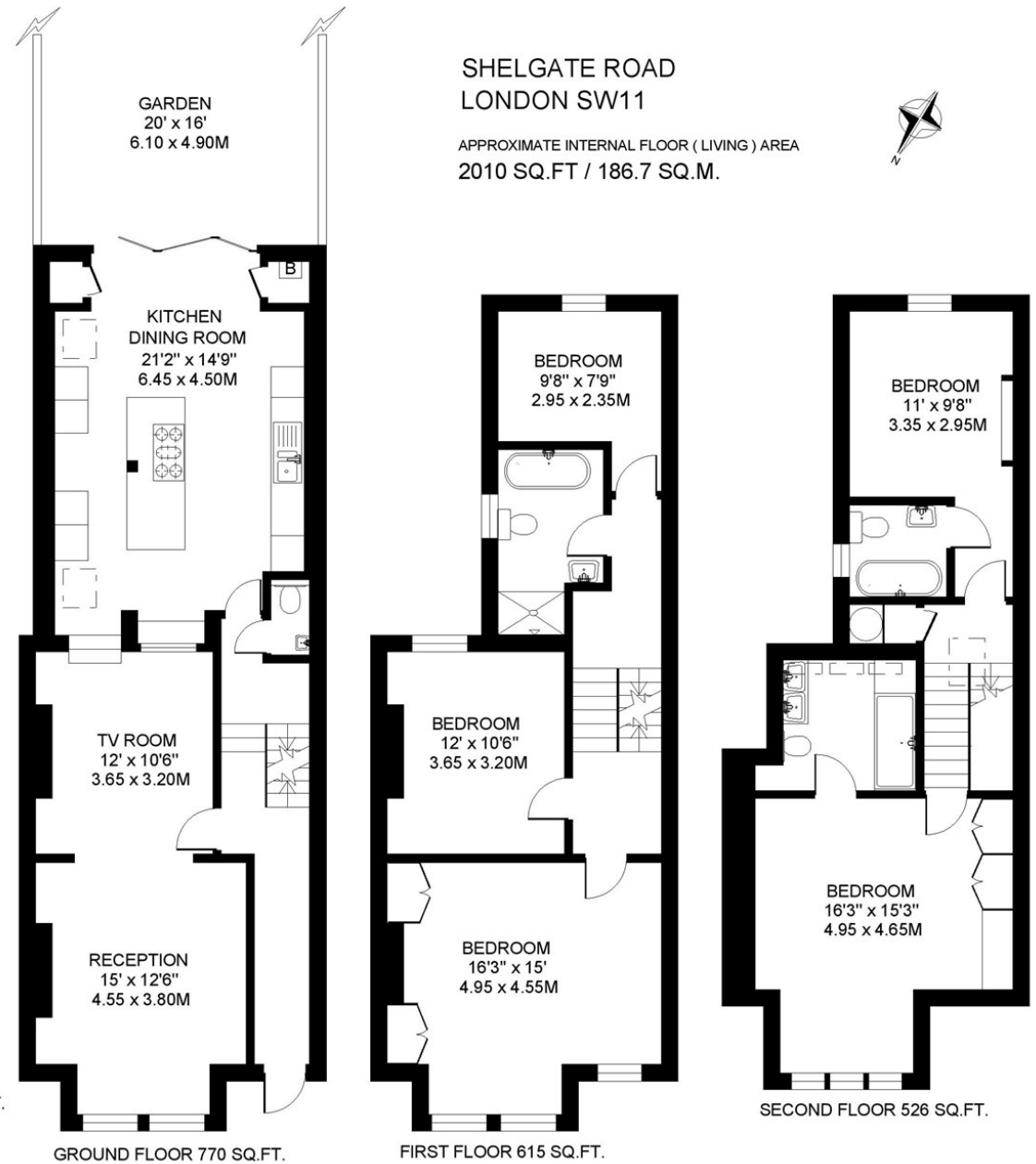
Not energy efficient - higher running costs
England, Wales & N.Ireland
EPC reference: 2000/91/EC

Not environmentally friendly - higher CO₂ emissions
England, Wales & N.Ireland
EPC reference: 2000/91/EC

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